

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 319 Bambra Road, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

#### Median sale price

Median price \$1,425,000 House X Unit Suburb Caulfield South

Period - From 01/10/2018 to 31/12/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/111 Murray St CAULFIELD 3162	\$1,075,000	28/10/2018
2	11 Manchester Gr GLEN HUNTLY 3163	\$960,000	20/10/2018
3	72 Almond St CAULFIELD SOUTH 3162	\$892,000	15/11/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 1 2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
December quarter 2018: \$1,425,000

## Comparable Properties



**1/111 Murray St CAULFIELD 3162 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,075,000  
**Method:** Sold After Auction  
**Date:** 28/10/2018  
**Rooms:** -  
**Property Type:** Unit



**11 Manchester Gr GLEN HUNTLY 3163 (REI/VG)**

**Agent Comments**

2 1 3

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 342 sqm approx



**72 Almond St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$892,000  
**Method:** Sold After Auction  
**Date:** 15/11/2018  
**Rooms:** -  
**Property Type:** House - Semi-detached  
**Land Size:** 309 sqm approx